

**Monday, April 18, 2022, 7:00 pm
Kasson Township Hall
10988 S. Newman Road, Maple City, MI 49664**

I. Call Meeting to Order/Pledge of Allegiance

Chairman Roush called the meeting to order at 7:01 pm with the Pledge of Allegiance.

II. Roll Call of Commissioners and Staff: Recognition of Visitors

- A. Present: Tad Carter, Township Board Rep; Dave Noonan, Commissioner; Jerry Roush, Chairman; Chuck Schaeffer, Secretary
- B. Excused: Jim Anderson, Vice Chairman
- C. Staff: Tim Cypher, Zoning Administrator; Allison Hubley-Patterson, Recording Secretary
- D. Visitors present: 4 members of the general public were in attendance: Ms. Dana Boomer, Kasson Township Clerk; Mr. Mark Patterson, Ms. Jennifer Patterson and Draven Patterson

III. Consideration of Agenda (Attachment "A")

The Kasson Zoning Ordinance Proposed Amendment, which was originally brought to the PC at the March meeting, was added for an item of discussion under Unfinished Business. Chairman Roush asked for a motion to approve the agenda. **SCHAEFFER MOVED TO APPROVE THE AGENDA WITH THE ADDITION; NOONAN SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

IV. Declaration of Conflicts of Interest – None reported at this time.

V. General Comments from the Public

Ms. Jennifer Patterson inquired if this was the appropriate time to make their presentation; however, item #11 under "New Business" is where the Patterson matter will be addressed.

VI. Approval of Minutes

Schaeffer noted several corrections to the minutes of March 21, 2022. These changes have been made by Hubley-Patterson, the Recording Secretary. Chairman Roush asked for a motion to approve the March minutes as amended. **CARTER MOVED TO APPROVE THE MINUTES OF THE MARCH 21, 2022 MEETING AS AMENDED; NOONAN SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

VII. Public Hearing – Public Review and Comment on Draft 2022 Master Plan

A. Open the Hearing

Chairman Roush asked for a motion to formally open the Public Hearing.

CARTER MOVED TO OEPN THE PUBLIC HEARING; NOONAN SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.

B. Brief Overview of the Process

To inform the public, Schaeffer stated that the law requires that the Master Plan be reviewed every five years. When the pandemic hit and the masking protocol was in place, it was difficult to get together to complete this work on this project. The former PC Chairperson, Stella Otto, developed a draft of what was desired in the Master Plan. Land Information Access Association (LIAA), a land use organization in Traverse City, was hired to put maps into the prepared plan. The PC is required to notify all surrounding units of government, including the County, of the revised Master Plan and what we intend to do going forward.

A survey was conducted of all Kasson Township residents and a response rate of greater than 50% was attained. There were many open-ended questions and responses were ranked. Residents provided several comments, but one comment that was repeated by many was to “continue to enjoy a rural community”. There is a 42-day waiting period for the Township to receive comments on the Master Plan from the public or from other units of government. One comment was received pertaining to the plan and Mrs. Patterson also raised a question, but this is more of a zoning issue and will be discussed later during tonight’s meeting. A notice was placed in the newspaper three times, although the PC is only required to post a notice one time.

C. Comments from the Public Present at the Meeting

Ms. Patterson asked if the PC would consider adding language regarding mixed use into the Master Plan relative to commercial areas. This is done in Maple City so Ms. Patterson would like to see this added for the area along M-72 as well. Cypher informed the PC that Ms. Patterson’s letter goes into further detail on this topic. This will be further discussed under “New Business” later in the meeting.

D. Comments from the Public Via Email or Letter

Ms. Anne Magoun, a Kasson Township resident, submitted a four-page letter with comments regarding the Master Plan. She requested that her

substantive comments be read into the record. It was determined that Ms. Magoun's letter would be attached to these minutes (Appendix "B").

E. Comments from Staff

Cypher stated that there is still some work to do going forward. He offered to proofread the document once again to finalize it. Cypher asked about a cover for the document and the statement related to what Anderson brought up previously. Schaeffer stated that the passage in the existing Master Plan will stay in place. This ties us to our past.

F. Discussion by Commissioners and Determine Next Step

Carter expressed disagreement with some of Ms. Magoun's philosophical remarks. Chairman Roush indicated that the letter will be reviewed but this does not necessarily mean that the PC will act on what is suggested.

The PC discussed the next steps in this matter. Schaeffer proposed a work session within the next month so that a final draft of the document could be given to Cypher for review. Chairman Roush asked what else do we need to add, discuss or delete in the Master Plan. Cypher stated that the PC needs to review the comments from the Public Hearing, as well as comments from Ms. Magoun and Mr. and Mrs. Patterson to determine if they have merit. It was noted that Ms. Magoun's letter contains many comments regarding typographical errors and formatting but this does not change the text of the document. Cypher agrees that a work session is needed. If all PC members come prepared, this session should not take too long.

Carter inquired if the Master Plan had been proofread. Schaeffer stated that various aspects of the document were assembled by former Chairperson, Stella Otto, but that the document had not been formally proofread. A company in Traverse City was hired to format the document, but they were not paid to proofread the Master Plan. The document has not yet been formally proofed as the final version.

Schaeffer added that we may also have comments from the County to consider. They will be meeting on April 27th and the County will have had the document for 42 days. It was noted that an 18-hour notice is required prior to a work session of the PC where decisions will be made.

Discussion ensued as to when all PC members and staff would be available for the work session. The work session will be held on Thursday, April 28th at 7:00 p.m. at the Kasson Township Hall. Schaeffer will put together a public notice; this will be posted on the website as well as on the bulletin board at the Township Hall.

G. Close the Hearing

Chairman Roush asked for a motion to formally close the Public Hearing.

CARTER MOVED TO CLOSE THE PUBLIC HEARING; NOONAN SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.

VIII. Correspondence Received

Schaeffer reported that he received a flyer from the Michigan Townships Association (MTA) regarding planning and zoning training on three different dates. The registration fee is \$103.00 if the attendee registers prior to May 5, 2022; there is an additional \$70.00 fee if books are needed.

Schaeffer stated that if Noonan was available and interested in attending, he would move to approve the \$200.00 for him to attend but it was stated that a motion is not required as the money is available in the budget. Schaeffer will forward the information to Noonan for review and he will determine if he would like to attend the training.

IX. Area Reports

A. Chairman Roush – no report

B. Secretary Schaeffer – no report

C. Commissioner Carter – stated that he did not have anything to report unless Ms. Boomer had anything; she also reported nothing to report this evening.

D. Commissioner Noonan – no report

E. Zoning Administrator (Attachment “C”)

Cypher stated that there were eight land use permits during March, two Single Family Residences (SFRs), three additions to SFRs, one garage, a renewal for Glen Lake Storage, and a change of use to a dwelling for St. Rita's. There was also one special land use permit (Lively SUP approval), one land division and ten site inspections. Cypher received 47 telephone calls, 29 via Internet to Township residents and others. A total of \$850 in fees were collected in the month of March.

Cypher also stated that there were four individuals from the general public representing four parcels who expressed concern regarding Krull's Composting at last week's board meeting. Cypher further discussed the matter with these four individuals. They have notified the Michigan Department of Agriculture and Rural Development (MDARD) and Cypher

forwarded information to MDARD so that an unannounced site visit could be conducted. Last year, MDARD inspected the area and did determine that Krull's Composting was fully in compliance with their standards.

However, Cypher stated that there is genuine concern from these members of the public. Cypher has recently been watching the operation closely. The composting is being delivered by Bay Area Recycling for Charities. Meat by-products are being added to the compost pile which is attracting turkey vultures to the location. Carter recommended that the PC view the YouTube video of Krull's Composting where trash is visible along the tree line.

F. Technology Advisory Committee

Schaeffer stated that the Technology Advisory Committee is of the opinion that they must get together to determine the next steps as Kasson is the least-served township in the County with regard to Internet. They will need to determine how to address this matter with the County.

At this point, it was decided that "New Business" would be moved to this point in the meeting.

X. New Business

Cypher reported that Mr. and Mrs. Patterson presented before the PC approximately three months ago. Cypher stated that he had a discussion with them that evening and instructed the Pattersons to put their comments in writing with regard to the Master Plan and for the zoning ordinance amendment. Cypher added that there is nothing in the ordinance that currently addresses mixed use (residential and commercial) or single family dwellings; it would require a zoning amendment to make changes. Mixed uses were left out of the commercial zoning districts but Cypher stated that he does not know if these items were left out of the commercial zoning district intentionally. Cypher pointed out that Glen Arbor, for example, is considering allowing single family dwellings but there is very limited commercial space in Glen Arbor. There is a mix of uses in Maple City.

Mr. and Mrs. Patterson are proposing a mixed-use zoning amendment for a property that they wish to purchase. The zoning amendment can take four to five months to make this change and a sentence could be added to the Master Plan as the PC is working on this document at the present time. Cypher recommended additional language in the Master Plan to solidify this and then address the zoning amendment at a later time.

Carter asked if there is anything negative about handling the matter this way and he also inquired as to what our attorney has to say. Cypher stated that he

has not yet spoken to the attorney but indicated that there are both advantages and disadvantages; a single-family dwelling can take away for prospective commercial use. With mixed-use, the “home occupation” business and dwelling are under one roof; the owner knows that they are located in a business district. Cypher added that discussion among the PC members is required because some areas want residences limited to the second floor so that the first floor is used for commercial. Cypher stated that he can speak to Mr. Grier and they can provide sample language which could be used to address this matter.

Chairman Roush asked Cypher to meet with attorney Tom Grier and be prepared to present on this matter at the next regular meeting in May. Cypher agreed and indicated that he would speak to Mr. Grier before the work session scheduled for April 28th to determine if he has any suggestions for the PC.

Noonan stated that he is aware of several individuals who own properties and would like to build single family dwellings in commercial districts. He believes that this is something the PC should look at. Cypher added that the growth is greater on the residential side, not on the commercial side.

Ms. Patterson stated that she has a background in interior design and that they would like to see the “Red Barn” saved so that it does not deteriorate. They are interested in purchasing this property and would hate to see another business purchase the property only to tear down the barn. She believes the mixed-use concept would fit in with other neighboring residences and businesses. Cypher clarified the topic of mixed-use with the Pattersons as they know that the barn is located in a commercial zone; more discussion will be needed on this topic. Ms. Patterson would like to see verbiage to allow for both a residence and a business in this location. Discussion ensued that the barn has recently had new beams installed and Mr. Patterson noted the contractor did a good job.

XI. Unfinished Business

A. Commissioner Bios for the Website

Schaeffer reminded everyone that he brought the suggestion of placing the commissioner bios on the website to the group earlier this year. He reiterated that the PC is required to represent a cross-section of the community as well as to be transparent. Schaeffer asked what all PC members would like to do regarding this previously proposed idea. Chairman Roush stated that, absent any law requiring this, he is opposed; Carter and Noonan concurred with Chairman Roush.

B. Updates to the Zoning Ordinance Strategy

Schaeffer stated that Ms. Boomer had previously informed the PC that a new fire station would be a few years into the future. We have some other things that need to be addressed in the zoning ordinance. The square footage for homes has decreased to 480 square feet and duplex square footage is required to be approximately 1,000 square feet. Cypher stated that many things need to be addressed but normally the Master Plan should be completed first and then the PC should address the zoning ordinance.

Schaeffer stated that there are many things that the PC could be working on over time; the group could begin addressing these items individually. Ms. Boomer has since provided some additional information regarding current projects; there has been some discussion on potential projects related to municipal buildings. Ms. Boomer stated that some projects are being discussed but that nothing can be done at this time due to the zoning ordinance. She reminded the PC of the proposed amended language that was distributed at the March meeting and indicated that it would be the third week in August before these amendments would take effect. Although this is not a pressing matter right now, Ms. Boomer would like to know by the third quarter of this year so these projects can be addressed. It would be helpful if a decision could be made on the draft language as soon as possible so that the process can move forward. She stated that there is no move to start working on engineering drawings at the present time; however, the Township would like to know if they can begin the zoning process for some projects by September.

Chairman Roush asked Cypher for his opinion on the amended language. Cypher stated that the amended language looks good and suggested that a Public Hearing be set for next month. Noonan and Schaeffer concurred with Cypher. Carter asked if the amended language were approved, does this mean that the fire station could be placed anywhere, even in an Agricultural, forestry or high-density areas. Cypher said that letters would need to be sent out and a public hearing would also be required. Ms. Boomer stated that an organization would need to bring a special use permit before the PC; for example, if the Road Commission were to build a structure at Myles Kimmerly Park.

SCHAEFFER MOVED TO AGREE WITH THE AMENDED LANGUAGE AS PRESENTED, MOVED THAT IT BE ADOPTED AND MOVED TO SET THE PUBLIC HEARING FOR THE MAY MEETING; NOONAN SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.

Cypher reminded the PC that the Public Hearing notice must be submitted by Friday, April 22, 2022. Cypher also stated that he will handle the wording for the zoning ordinance change. In addition, he will send Schaeffer a notice to

post on the website as well as on the bulletin board at the Kasson Township Hall.

- XII. Comments from the Public – none
- XIII. Comments from the Commissioners - none
- XIV. Next Regular Meeting – Monday, May 16, 2022, 7:00 p.m.

Work Session – Thursday, April 28, 2022, 7:00 p.m.

- XV. Adjournment

Chairman Roush asked for a motion to adjourn the meeting. **CARTER MOVED TO ADJOURN THE MEETING; NOONAN SECONDED. ALL PRESENT IN FAVOR, MOTION CARRIED.**

The meeting was adjourned at 8:19 pm.

Respectfully submitted,

Allison Hubley-Patterson
Recording Secretary

ATTACHMENT “A” – TENTATIVE AGENDA

v.0

KASSON TOWNSHIP PLANNING COMMISSION
Tentative Agenda
April 18, 2022

1. **Call Meeting to Order/Pledge of Allegiance**
2. **Roll Call of Commissioners and Staff; Recognition of Visitors**
 - A. Commissioners present (roll call): Anderson, Carter, Otto, Roush, Schaeffer
 - B. Staff - Cypher, Hubley-Patterson
 - C. Visitors present _____
3. **Consideration of Agenda: Additions or Deletions [*]**
4. **Declaration of Conflicts of Interest**
5. **General Comments from the Public**
6. **Approval of Minutes – March 21, 2022 [*]**
7. **Public Hearing -Public Review and Comment on Draft 2022 Master Plan**
 - A. Open the Hearing
 - B. Brief Overview of the Process
 - C. Comments from the Public Present at the Meeting
 - D. Comments from the Public Via Email or Letter [*]
 - E. Comments from Staff
 - F. Discussion by Commissioners and Determine Next Step
 - G. Close the Hearing
8. **Correspondence Received**
9. **Area Reports**
 - A. Chairperson - Commissioner Roush
 - B. Secretary - Commissioner Schaeffer
 - C. Township Board – Commissioner Carter
 - D. Zoning Board of Appeals – Commissioner Noonan
 - E. Zoning Administrator’s Report. - Zoning Administrator Cypher [*]
 - F. Technology Advisory Committee - Schaeffer
10. **Unfinished Business**
 - A. Commissioner Bios for the Website
 - B. Updates to the Zoning Ordinance - Strategy
11. **New Business**
 - A. MJD Patterson
12. **Comments from the Public**
13. **Comments from the Commissioners**
14. **Next Meeting: May 16, 2022 , 7:00 PM, Township Hall**
15. **Adjournment**

[*] - Following an agenda item means there is an attachment in the meeting packet.

Chuck Schaeffer
Commission Secretary

Page 1 of 1

ATTACHMENT “B” – Letter from Ms. Anne Magoun

April 14, 2022

To: Kasson Township Planning Commission

From: Anne Magoun, Kasson Township resident (8514 S Dunns Farm Road)

Comments on Kasson Township Master Plan Draft v. 4 (January, 2022)

Thank you for the opportunity to comment on this draft of the Master Plan for Kasson Township. I am sorry not to be able to present my comments in person.

I have been a year-round resident of the township since 2013 and have been a regular seasonal visitor to the Glen Lake area since 1982 and a summer visitor to northwest lower Michigan since 1954. I chose to raise my children in this area, living in Traverse City from 1990 to 2010.

I realize that a significant amount of work went into preparing this document, and I appreciate the dedicated public service of the Planning Commission and the Township Board. The draft shows sincere concern for the future of the township as well as appreciation for the natural beauty of our home community. I hope that the final plan will help guide decision-makers in the township for years to come.

My comments are made in an effort to improve the current draft of this plan, recognizing that this is not only an expression of community concerns and priorities but also a public face of Kasson Township now and in the future. At some point, it will become a document of historical record. For these reasons, I urge careful editing and proofreading before adoption.

My comments can be classified as 1) grammatical (including spelling, word order, syntax, and punctuation); 2) structural (including chapter headings and overall framework of the plan); and 3) substantive, which refer to the content and intent of the plan. The substantive issues also address topics that have not been included in the plan, which I respectfully suggest should be part of the plan. I realize that not everyone shares my views, but I hope they will be considered.

The “proofreading” comments are marked on a copy of the draft of the plan that I have submitted and don’t need public attention.

The structural comments recommend adding section headings (“Basis for Plan” for Chapters 1–6 and “Goals & Policies” for Chapters 7–12). I believe Chapter 7 should be renamed “Environment.” I submit a suggested outline for section and chapter headings.

My substantive comments are of two kinds: concerns about what is said in the plan and concerns about what is left out.

What is left out:

1) I am sorry that there is nothing in the document that acknowledges or supports any of the creative arts. All over Leelanau County, we see the benefits of all kinds of artistic involvement. Kasson Township shouldn’t presume that there is no role for the township to encourage artistic expression, especially if it helps to support local business. Just putting it in the plan as a positive type of business would be a form of encouragement.

2) It surprises me that the concept of sustainability is not directly acknowledged as a goal or objective. Sustainability requires concerted community action, not just individual decision-making. We continue to learn about good farming and woodlot management practices that help make land more valuable.

Protecting our air and water (surface and groundwater) is essential to the long-term health of humans, wildlife, and plant life. Kasson Township should begin to address the problem of dysfunctional, worn out or overtaxed septic facilities (I hesitate to call all of them “systems,” since many facilities were constructed long before healthy modern practices were developed).

The beauty and importance of our forests are recognized in the plan, but the devastating effects of diseases that are killing so many of our trees (beech, oak, hemlock, birch, maple, ash) aren’t mentioned. Hillsides of dead and dying trees become disaster zones.

3) The concept of public stewardship seems to be missing from the plan. We can’t just hold our breath and hope that nothing will change. Air, water, plants, and wildlife are all experiencing effects of human civilization and of climate instability. The plan recognizes impending effects of population increases, even though Kasson Township hasn’t experienced soaring rates of growth. Similarly, the plan should recognize impending effects of climate instability, even though we haven’t yet felt the worst. There is nothing in the plan that indicates any efforts to reduce fossil fuel use or to encourage earth-friendly practices.

4) Low-impact recreational opportunities are not supported or encouraged (I’m thinking of bicycling and hiking, also cross-country skiing and snowmobiling). Survey respondents stated that they aren’t in favor of adding to parks, but clearly residents are aware of and appreciate the beauty of the area. Maybe there are untapped approaches to recreation that would be appropriate for the township to encourage in the next twenty years.

5) Short-term rentals are coming. Nothing in the plan acknowledges the effect of this kind of tourism on our resources and our communities. A more stable community is a more respectful community, tied to the land and to one another.

My specific comments about what is in the plan continue below. In general, the plan seems to reflect the sentiment of people who make Kasson Township their home. Overall, I endorse the goals and objectives of maintaining the rural character of our community.

Page 1

The plan gives the population increase of Leelanau County between 2010 and 2020 as 3% but does not give Kasson Township’s population increase over that time: just under 2.5%.

Page 4

A respectable response rate of 32% to the community survey is indicated. It appears that the rest of this chapter discusses information derived from survey responses, not the township as a whole (understandably). In the middle of this page, the data would be more accurately labeled: **“Results showed the following for how long ~~residents~~ survey respondents had lived in the township:”**

Similarly, the last paragraph could indicate that “~~The township population is~~ Survey respondents are divided almost evenly...”

Page 11

2nd paragraph: “Therefore, this Land Use Plan defines a Gravel Mining District.” Is this district different from previous plans?

I commend the commission for recognizing the need to continue to exert local authority over the Gravel Mining District.

Page 18

1st line, missing word: “The northwest half of the ? is underlain...” Probably the missing word is “township” but who knows?

Page 22

Policies & Actions #5: “The township shall ~~do everything possible to~~ encourage and aid farming...” This is very strong language and could be used against the township if some undesirable farm development were to be proposed or if unreasonably expensive supports for farming were demanded by farmers.

Page 23

Policies & Actions #7: Comment similar to previous one (page 22). Last sentence ends “...shall be discouraged ~~by all means.~~” I would strike the last three words without losing any options for action.

Page 24

I haven’t found documentation supporting the statement that “Both full and part-time residency is increasing rapidly in the township.” I do not dispute the goal, but it would be good to provide documentation.

Page 26

Long Term Objectives “D.” I suggest “To continue to ~~provide~~ allow a variety of housing for all economic levels...” The township hasn’t been in the business of providing housing. Maybe it should be “to provide housing options for all economic levels...”

Page 27

Under list of the township’s many assets, I would add: “Good bicycling and snowmobiling terrain;”

I would also expand on the last item in the assets list, stating that “Seasonal residents generally have a lower than average demand for government services.”

2nd to last paragraph, discussing recreation: Road cycling has become a very popular, low-impact activity (April through October), and the township can be an attractive cycling destination.

Page 31

Policies & Actions #11: I suggest modifying “Be willing to work with them to bring appropriate projects to fruition.”

Page 32

It might be wise to acknowledge that in recent years, e-bikes have become a popular form of recreational transportation and that Kasson Township is likely to see more and more of them on our roads. There may even be business opportunities related to electric bicycles.

Last paragraph before Long Term Objectives: The first part of the sentence is not needed and sounds unnecessarily dismissive of bicyclists. “In order to encourage greater use and to provide safer and better means for the many bicyclists [not “bikers,” which often refers to motorcyclists] who travel through Kasson Township...”

Page 34

Policies & Actions #7: I would not have the plan imply limitations on the categories of person (those without autos or unable to use them because of handicaps) who would want to or need to use 3 Bay Area Transit Authority services. It makes economic and environmental sense to have more people using public transportation when feasible. Before covid-19, I rode the bus to/from Traverse City whenever I could to save a car trip.

Page 35

It would be appropriate to develop Long Term Objectives and Policies & Actions for this chapter, especially with regard to ground water protection, storm water management, and wetlands protection.

As written, however, because there are no Long Term Objectives or Policies & Actions in this section, I suggest that if it is going to be left as is, it should be moved out of the Goals & Policies portion of the plan. That said, these are my comments here:

3rd from last paragraph: It is difficult to understand this paragraph. Second sentence seems out of place; the third sentence refers to “that objective,” but I don’t know what objective is being referred to. Should it say “that ordinance” instead of “that objective”?

2nd to last paragraph (groundwater pollution): What are the findings of periodic tests of the groundwater? Who sees them? Who is responsible for any remediation? Who is affected by contaminated water? It seems that this would be a concern of the entire township and deserves more attention in a forward-looking plan.

Last paragraph (discouraging alternative energy generation facilities): This statement seems out of step with good planning and is unnecessarily negative. It would be more appropriate to encourage low-impact alternative energy generation facilities in the township on land that is less suitable for farming or timber. Alternative energy generation can be lucrative, bringing money into the township.

ATTACHMENT "C" – ZONING ADMINISTRATOR'S REPORTS

Kasson Township
Zoning Administrator's
MARCH 2022 REPORT

4/4/2022

To: Kasson Township Board & Planning Commission

From: TIMOTHY A. CAPNER

Land Use Permits Issued:	8	YEAR TO DATE	9
Signs / Home Occupation	0		
Single Family Residences (SFR)	2		
Additions to SFR	3		
Garages	1		
Decks & Porches / MISC.	0		
Accessory Buildings	0		
Commercial Construction	1	RENEWAL GL STORAGE	
Stairs / Landings / Fences	0		
Agriculture construction	0		
Demolitions / Relocating	0		
Boat houses	0		
Solar Panels	0		
Renewal of / Change of use	1	ST. RITAS TO DWELLING	
Z.B.A. proceedings	0		1 INQUIRY
Special Land Use Permits	1	LIVELY SUP APPROVAL	1 INQUIRY
Land Divisions	1	KASBEN	1 INQUIRY
Property Line Adjustments	0		1 INQUIRY
Private Roads / Driveways	0		0 INQUIRY
Zoning / Site Plan Reviews	0		0 INQUIRY
Construction / Site Inspections	10		
Violations/Investigations	0	**VIOLATIONS**	
	0	INVESTIGATIONS	

I also supplied information via 47 phone calls, 29 via internet to Township residents & others.

Please feel free to contact me with any questions.

Phone 231-360-2557

tim@alpermits.com

KASSON TOWNSHIP ZA'S MONTHLY PERMIT SUMMARY

PERIOD: MARCH 2022

DATE	PERMIT #	NAME	USE	RECEIPT CK.#	AMOUNT
3/12/2022	LUP 22-02	WIGGINS	LAND USE	202202	338949 \$ 75.00
007-500-014-00	13447 S. MARTIN LANE	NEW DWELLING ATT.GARAGE COVERED/SCREENED PORCH		2,836 S.F.	
3/12/2022	LUP 22-03	DOYLE	LAND USE	202203	2072 \$ 75.00
007-027-001-85	28 W. GOLDEN MEADOW DR.	GARAGE ADDITION W/ LOFT		1,252 S.F.	
3/15/2022	LUP 22-04	PLAMONDON	LAND USE	202204	3356 \$ 75.00
007-012-017-00	1362 E. VALLEY ROAD	NEW DWELLING ATT.GARAGE 2 COVERED PORCHES		4,126 S.F.	
3/15/2022	LUP 22-05	ANKERSON	LAND USE	202205	2551 \$ 75.00
007-032-008-06	16500 PETTINGILL	DWELLING ADDITION		817 S.F.	
3/20/2022	LUP 22-06	WILLMAN	LAND USE	202206	1113 \$ 75.00
007-002-005-10	8205 S. MAPLE CITY RD.	DWELLING ADDITION & DECK		552 S.F.	
3/20/2022	LUP 22-07	CHRISTENSEN	LAND USE	202207	8661 \$ 75.00
007-003-022-00	8622 S. MAPLE CITY RD.	REMODELING EXISTING DWELLING WITHIN THE FOOTPRINT			
3/31/2022	LUP 22-08	PATRON PROPERTY	LAND USE	202208	549 \$ 75.00
007-010-006-15	9243 S. MAPLE CITY RD.	CHANGE OF USE - ST. RITAS TO SINGLE FAMILY DWELLING			
3/20/2022	LUP 20-30	GLEN LAKE STORAGE	RENEWAL	202030	1114 \$ 75.00
007-019-008-51	3636 W. EMPIRE HWY.	STORAGE BUILDINGS			
3/19/2022	LDA 22-02	KASBEN	LAND DIV.	202202LD	46526 \$ 250.00
007-013-001-20	S. KASBEN ROAD	TWO LAND DIVISIONS & PRIVATE ROAD REVIEW			

TOTAL \$ 850.00

SIGNED:

Timothy A. Cypher

DATE: 4/4/2022

TIMOTHY A. CYPHER
 KASSON TOWNSHIP ZONING ADMINISTRATOR
 231-360-2557
TIM@ALLPERMITS.COM